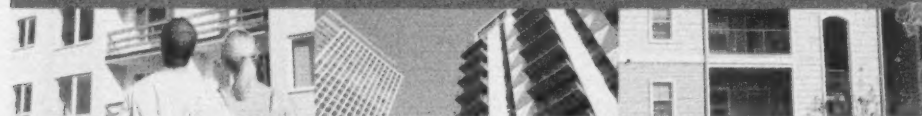


RENTAL MARKET REPORT

Regina CMA



CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2014

Highlights

- In the primary rental market, the vacancy rate in Regina's privately-initiated rental apartments was three per cent in October 2014, up from 1.8 per cent in October 2013.
- The average monthly rent for a two-bedroom apartment in new and existing structures in the Regina CMA was \$1,079 in October 2014, up from \$1,018 in October 2013.
- In rental structures common to both the October 2013 and October 2014 surveys, the year-over-year change in the average rent for a two-bedroom apartment was three per cent.

Figure 1

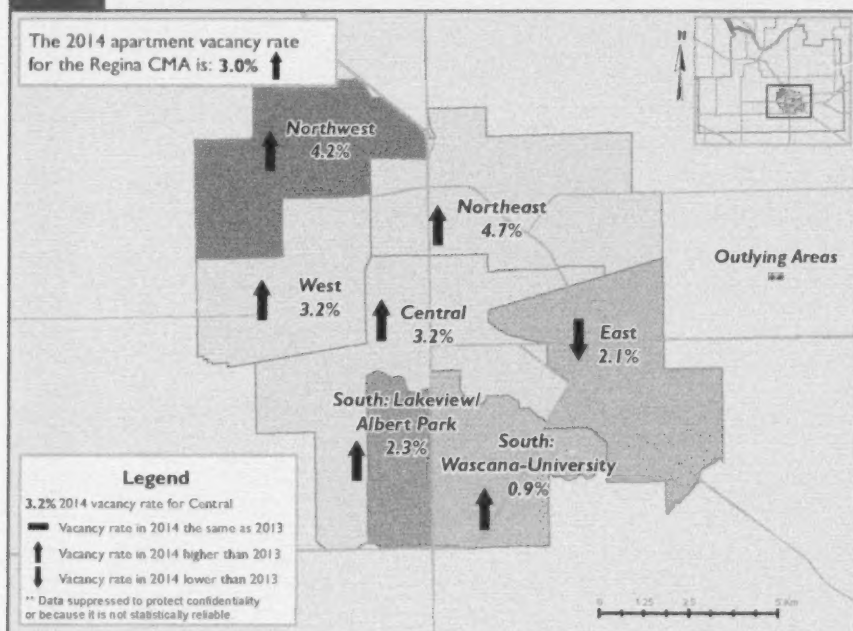


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Primary Rental Market Survey

Overview: Regina's Vacancies and Rents Increased in 2014

According to the results of the Rental Market Survey conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2014, the apartment vacancy rate¹ in the primary rental market in the Regina Census Metropolitan Area (CMA) was three per cent, up from 1.8 per cent in October 2013. The higher vacancy rate can be attributed to rising supply of newly constructed rental apartments that more than surpassed a more modest increase in rental demand between the two fall surveys. Regina's persistently low vacancies in previous years have spurred the construction of rental apartments in the past two years. As many of these units have been completed, this has added to the overall supply levels across the CMA. On the demand side, the contraction in Regina's full-time job creation, the arrival of

fewer non-permanent residents so far this year, and the movement into homeownership by some renter households have moderated the growth in rental demand. Together, these factors have resulted in a higher apartment vacancy rate in the October 2014 survey.

The vacancy rates by bedroom type ranged from two per cent for apartments with three or more bedrooms to a high of 3.4 per cent for two-bedroom suites. Bachelor suites reported a vacancy rate of 2.7 per cent in October 2014, compared to 2.2 per cent last fall. The vacancy rate in one-bedroom apartments increased 0.7 of a percentage point to 2.7 per cent in the current survey. Among apartments with three or more bedrooms, the vacancy rate was two per cent in October 2014, down from 2.6 per cent in the previous survey. Two-bedroom suites posted the largest increase in apartment vacancies, rising 1.9 percentage points to 3.4 per cent from 1.5 per cent in October 2013. This is unsurprising

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2013	Oct. 2014
Abbotsford-Mission	3.2	3.1
Barrie	3.0	1.6
Brantford	2.9	2.4
Calgary	1.0	1.4
Edmonton	1.4	1.7
Gatineau	5.1	6.5
Greater Sudbury	3.4	4.2
Guelph	1.9	1.2
Halifax	3.2	3.8
Hamilton	3.4	2.2
Kelowna	1.8	1.0
Kingston	2.3	1.9
Kitchener-Cambridge-Waterloo	2.9	2.3
London	3.3	2.9
Moncton	9.1	8.7
Montréal	2.8	3.4
Oshawa	2.1	1.8
Ottawa	2.9	2.6
Peterborough	4.8	2.9
Québec	2.3	3.1
Regina	1.8	3.0
Saguenay	2.8	4.2
Saint John	11.4	9.0
Saskatoon	2.7	3.4
Sherbrooke	5.3	5.4
St. Catharines-Niagara	4.1	3.6
St. John's	3.2	4.6
Thunder Bay	2.6	2.3
Toronto	1.6	1.6
Trois-Rivières	5.1	5.3
Vancouver	1.7	1.0
Victoria	2.8	1.5
Windsor	5.9	4.3
Winnipeg	2.5	2.5
Total	2.7	2.8

Figure 2



Source: CMHC, October Rental Market Survey – Structures of 3+ units

¹ Based on privately-initiated rental apartment structures of three or more units.

given that two-bedroom suites also reported the largest increase in the rental universe between the two October surveys, adding 511 more units this fall.

Across the Regina CMA, the average monthly rent for a two-bedroom apartment in new and existing structures was \$1,079 in October 2014, up from \$1,018 in last fall's survey. Based on units common to both the 2013 and 2014 October surveys², the average rent for a two-bedroom apartment in the Regina CMA rose three per cent this fall after rising 3.7 per cent in the previous year.

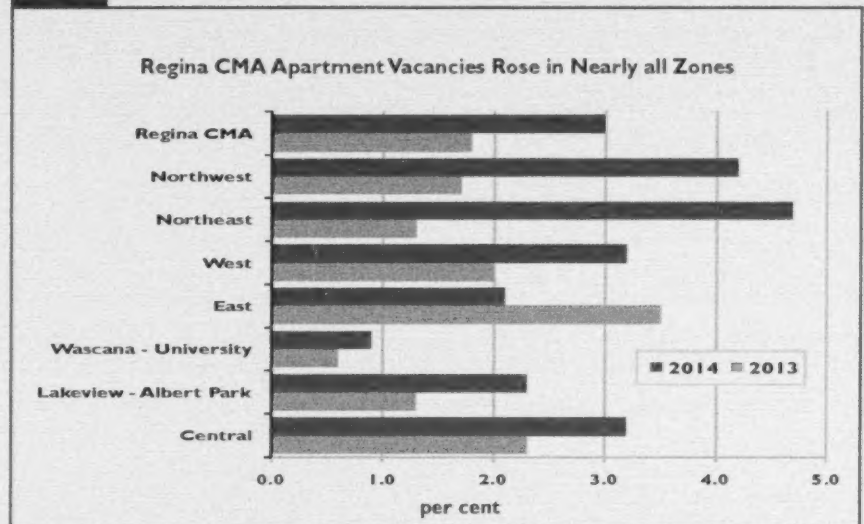
Regina's availability rate³ for apartment rental units increased in the October 2014 survey compared to last fall, rising to 4.4 per cent from 2.6 per cent in October 2013. The availability rate can serve as a useful tool for property managers as it allows them to manage not only the units that are currently vacant, but also those that will be vacant in the coming months. At the time of the October survey, the difference between the apartment vacancy rate and the availability rate had increased to 1.4 percentage points from 0.8 of a percentage point in the previous survey, pointing to the possibility of more vacant units in the months ahead.

Submarket Results:

Vacancies rose in nearly all zones

CMHC's October 2014 survey reported an increase in apartment vacancies in nearly all zones within the City of Regina. The vacancy rate

Figure 3



Source: CMHC October Rental Market Survey – Structures of 3+ units

ranged from as high as 4.7 per cent in the Northeast zone to as low as 0.9 per cent in the Wascana University area. Much like in the October 2013 survey, apartment vacancies remained low in the Wascana University area, given the proximity of units to the University of Regina and strong demand from students. The East was the only zone that reported a decline in the apartment vacancy rate at 2.1 per cent, down from 3.5 per cent in the October 2013 survey. Of the areas that reported higher vacancies this fall, the Northeast zone not only had the highest vacancy rate at 4.7 per cent, but also recorded the largest vacancy increase of 3.4 percentage points between the two surveys. This coincided with only a 2.1 per cent increase in the rental apartment universe, suggesting that along with supply, demand factors also impacted vacancy rates such as some tenants entering into homeownership or moving to rent

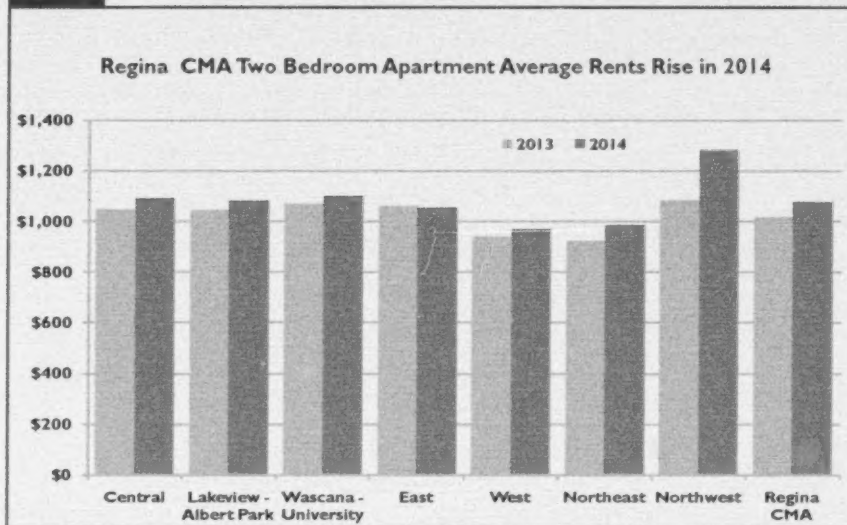
in other neighbourhoods. Meanwhile, the vacancy rate in both the West and Central zones was 3.2 per cent. The vacancy rate in the Lakeview/Albert Park area increased to 2.3 per cent in the October 2014 survey from 1.3 per cent last fall.

Unlike in October 2013, newer structures reported a higher vacancy rate relative to older buildings in the current survey. The apartment vacancy rate in structures built in 2005 or later was 6.2 per cent in the current survey, up from 0.2 per cent last fall. By comparison, structures built from 1940 to 1959 reported a vacancy rate of 5.4 per cent, up from 3.8 per cent in October 2013. Both ends of the spectrum reported higher vacancies over the previous year. Older rental buildings in the Regina CMA have been faced with increasing competition from newer rental structures whose units offer additional amenities to attract a wider

² When comparing year-over-year average rents, the age of the building needs to be taken into consideration because rents in newly-built structures tend to be higher than in existing buildings. By comparing rents for units that are common to both 2013 and 2014 October Rental Market Surveys, we can get a better indication of actual rent increases paid by most tenants.

³ A rental unit is available if the existing tenant has given, or has received, notice to move and a new tenant has not signed a lease; or the unit is vacant.

Figure 4



Source: CMHC October Rental Market Survey – Structures of 3+ units

demographic. In newer structures, the increase in vacancies this fall can be attributed to higher supply of newly constructed rental units, which generally command a higher average monthly rent.

The availability rate for rental apartments in Regina increased in nearly all zones within city limits this October. At 8.4 per cent, the Northwest zone not only reported the highest availability rate this fall but also recorded the largest increase in the availability rate, rising 5.8 percentage points from the previous year. This coincided with a large increase in the rental universe for this zone between the two October surveys. The lowest availability rate for rental apartments in Regina was reported in the Wascana University area, at 2.1 per cent.

In structures common to both surveys, bachelor suites posted the largest year-over-year increase in same-sample rents, rising an estimated 4.9 per cent from October 2013 to October 2014. Among the smallest gains in structures common to

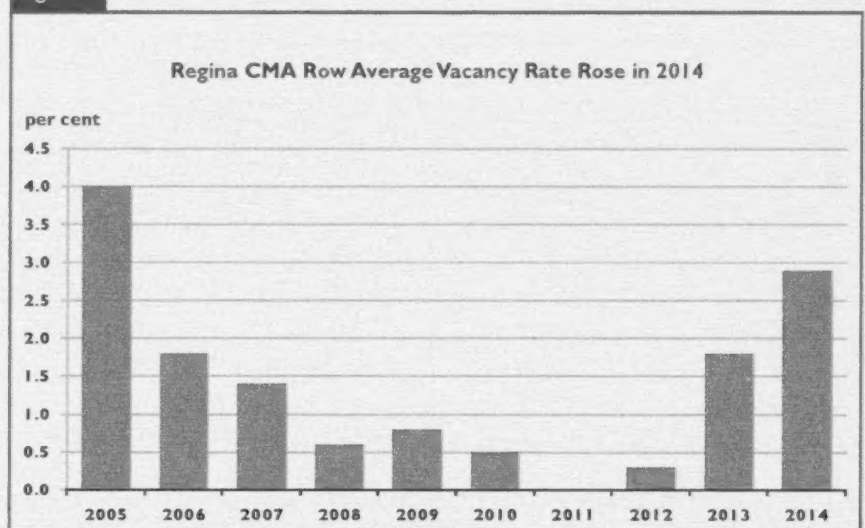
both surveys were apartments with three or more bedrooms, with an estimated 2.5 per cent rent increase over the October 2013 survey. The increase in same-sample rents for both one-bedroom and two-bedroom apartments was estimated at 3.0 per cent in October 2014 survey. The Northeast had among the highest same-sample rent increases in two-

bedroom apartments, at 4.6 per cent year-over-year. Meanwhile, the Central zone reported among the lowest same-sample rent increases in two-bedroom suites compared to the previous survey, at 2.8 per cent.

In new and existing structures, the Northwest reported the highest average monthly rent for a two-bedroom apartment at \$1,280, up from \$1,085 in the October 2013 survey. Rental structures in this zone tend to be newer with additional amenities, thus command higher rents. Meanwhile, the lowest average rent for a two-bedroom apartment was reported in the West zone at \$969 per month.

In October 2014, the vacancy rate for Regina's row (townhouse) rentals in the primary rental market increased to 2.9 per cent, up from 1.8 per cent in the previous year. Across the Regina CMA, row vacancies ranged from 0.4 per cent among two-bedroom suites to 7.1 per cent for one-bedroom units. Given the relatively small rental universe among row units, readers should be cautious when interpreting

Figure 5



Source: CMHC October Rental Market Survey – Structures of 3+ units

the high vacancy rate among one-bedroom units. Overall, the universe of Regina's row rental units declined to 836 units in October 2014 from 901 in October 2013.

Despite having a vacancy rate slightly lower than Regina's rental apartments, same-sample rents for row units in the primary rental market increased at a faster pace than apartments in the October 2014 survey at 5.2 per cent year-over-year.

The average monthly rent for a two-bedroom townhouse in the Regina CMA this fall was \$1,201, up from \$1,121 in October 2013. Within the city boundaries, the average monthly rent for a two-bedroom row unit was \$1,211 in October 2014.

Supply and Demand Factors:

New rental additions have eased demand pressures

While net migration in the first half of 2014 remains elevated, the reduction in the number of non-permanent residents arriving in Saskatchewan during this period has impacted rental demand in Regina this year. Non-permanent workers typically look to the rental market for their accommodation needs. Another factor impacting rental demand is the moderation of employment growth in Regina this year, which is impacting full-time job creation among a traditional renter group aged 15-24. In addition, discussion with industry suggests that the rising supply in Regina's resale and new home

markets, along with low mortgage rates and increasing lower-price housing options in the new home multi-family sector, has encouraged some renter households to move into homeownership. Together, these factors have helped increase vacancies in Regina this year.

On the supply side, persistently low vacancies in recent years prompted local builders to increase rental apartment starts in the past few years. As many of these units have been completed, this has alleviated some of the downward pressure on rental apartment vacancies in the Regina CMA, resulting in a higher vacancy rate this year. In the October 2014 survey, the universe of purpose-built rental apartments in the Regina CMA increased to 11,647 units from 11,082 in October 2013, an addition of 565 units. Changes in the number of units in the universe are impacted by new unit completions and structures that are added or removed due to renovations, demolitions, fire damage, or condominium conversions. Other buildings removed from the survey can either be vacant and for sale, demolished, boarded up, or converted to other uses.

From July 2013 to June 2014, local builders applied finishing touches to 944 rental apartments.⁴ This followed only 159 completions during the previous 12-month period. The recent additions resulted in an increase in Regina's apartment rental universe in the October 2014 survey. There were a total of 230 apartment rental units removed from the universe in the past

year via condominium conversions, compared to none from October 2012 to October 2013. A lower number of units were removed from the universe due to renovation or demolition.

Secondary Rental Market Survey⁵:

Vacancies unchanged in rental condominium apartments

CMHC's Secondary Rental Market Survey collects information on rented condominium apartments, single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

In October 2014, the vacancy rate in Regina's investor-owned and rented condominiums was relatively unchanged from October 2013 survey. As depicted on Table 4.1.1, the vacancy rate in rental condominium apartments across the Regina CMA was 1.2 per cent this fall, compared to 1.4 per cent in the fall of 2013.

In the current survey, the universe of condominium apartments in Regina increased 14 per cent to 6,404 units from 5,616 in October 2013. The number of condominium apartments identified as rental totalled 1,582 units, up from 1,280 in last fall's survey. As a result, the proportion of condominium units identified as investor-owned and rented rather than owner-occupied was 24.7 per

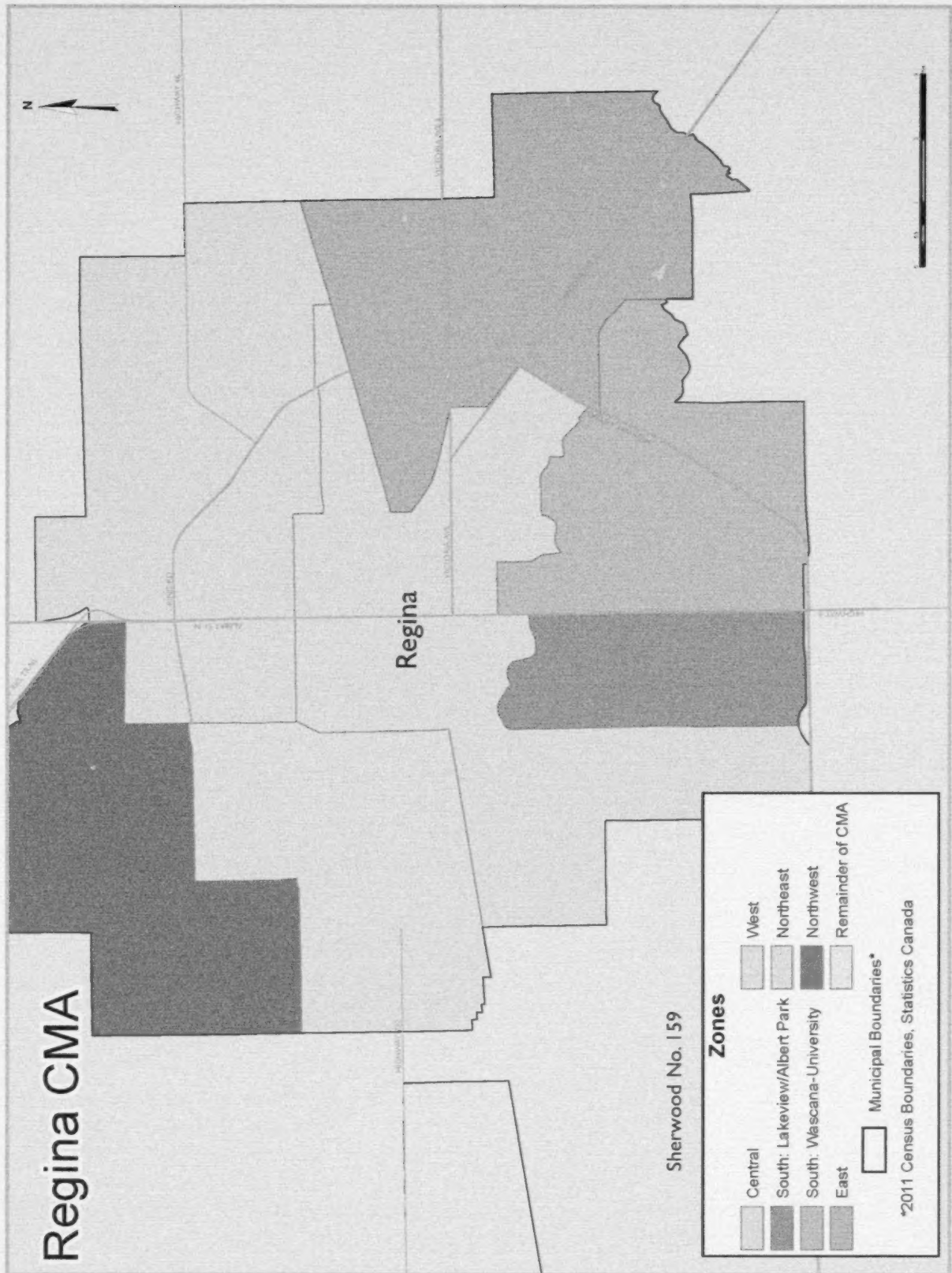
⁴ In order for a newly constructed building to be included in CMHC's October rental market survey, it must be completed by June 30.

⁵ The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of condominiums and of rented structures with less than three self-contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-to-year in the Secondary Rental Market Survey since the type of dwellings surveyed and their characteristics can vary from one year to the next. Owners of these types of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.

cent of the total condominium universe, compared to 22.8 per cent in 2013.

Regina's other segment of the secondary rental market includes households in rented single-detached houses, semi-detached houses, freehold row or townhouses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units. In the fall of 2014, there were an estimated 10,977 households in Regina's other secondary rental market, compared to 10,595 households in October 2013. Of these, an estimated 7,007 Regina households rented single-detached homes, compared to 6,603 households in October 2013. An estimated 2,765 households rented semi-detached, row, or duplex units this October, compared to 3,308 in 2013.

As highlighted by Table 5.1, the average rent in the secondary market for all unit types in October 2014 was \$1,243, compared to \$1,026 in October 2013. A single-detached house rented for an average of \$1,319 per month this fall. Meanwhile, semi-detached, row, and duplex units commanded an average monthly rent of \$1,156, compared to \$1,011 in the previous October survey.



RMS ZONE DESCRIPTIONS - REGINA CMA

Zone 1	Central - North: Ross Ave E, McKinley Ave; East: Hwy 1, Park St; West: Courtney St; South: Hwy 1.
Zone 2	South: Lakeview/Albert Park - North: Wascana Creek; East: Albert St; West: Lewvan Dr; South: Hwy 1.
Zone 3	South: Wascana-University - North: College Ave, 19th Ave; East: Fleet St; West: Albert St; South: 5th Base Line.
Zone 4	East - North: Cormorant Dr; East: Prince of Wales Dr; West: Winnipeg St, Park St, Hwy 1; South: Wascana Lake.
Zone 5	West - North: 9th Ave N; East: Pasqua St, Lewvan Dr; West: Pinkie Rd; South: Surveyed Rd.
Zone 6	Northeast - North: South of Inland Dr; East: Prince of Wales Dr; West: Pasqua St; South: Ross Ave E.
Zone 7	Northwest - North: Armour Rd; East: Albert St N; West: Pinkie Rd; South: between Read Ave and Fulton Dr., 9th Ave. N.
Zones 1-7	Regina City
Zone 8	Outlying Areas
Zones 1-8	Regina CMA

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

- 1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 1.1.2 Average Rents (\$) by Zone and Bedroom Type
- 1.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 1.1.4 Availability Rates (%) by Zone and Bedroom Type
- 1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
- 1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
- 1.2.2 Average Rents (\$) by Year of Construction and Bedroom Type
- 1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
- 1.3.2 Average Rents (\$) by Structure Size and Bedroom Type
- 1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

- 1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

- 2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 2.1.2 Average Rents (\$) by Zone and Bedroom Type
- 2.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 2.1.4 Availability Rates (%) by Zone and Bedroom Type
- 2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

- 3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
- 3.1.2 Average Rents (\$) by Zone and Bedroom Type
- 3.1.3 Number of Units in the Universe by Zone and Bedroom Type
- 3.1.4 Availability Rates (%) by Zone and Bedroom Type
- 3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

- 4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
- 4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
- 4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
- 4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

- 5.1 Secondary Rented Unit Average Rents (\$) by Dwelling Type
- 5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.4	2.6	2.3	3.3	2.1	3.3	4.4	0.0	2.3	3.2
Zone 2 - South: Lakeview/Albert Park	2.3	1.9	1.3	2.4	1.1	2.1	0.0	7.1	1.3	2.3
Zone 3 - South: Wascana University	0.0	0.0	0.8	1.2	0.5	0.8	**	**	0.6	0.9
Zone 4 - East	0.0	28.6	5.1	0.9	2.7	2.5	4.1	0.8	3.5	2.1
Zone 5 - West	0.0	4.6	2.6	3.6	1.8	2.7	0.0	5.2	2.0	3.2
Zone 6 - Northeast	3.3	3.5	1.5	2.4	1.1	5.7	**	**	1.3	4.7
Zone 7 - Northwest	**	**	2.6	1.3	1.2	5.1	**	2.8	1.7	4.2
Regina City (Zones 1-7)	2.2	2.7	2.0	2.7	1.5	3.4	2.6	2.0	1.8	3.0
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.2	2.7	2.0	2.7	1.5	3.4	2.6	2.0	1.8	3.0

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.2 Private Apartment Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	639	680	838	863	1,049	1,090	1,241	1,352	889	923
Zone 2 - South: Lakeview/Albert Park	695	730	931	966	1,046	1,080	1,354	1,382	966	1,002
Zone 3 - South: Wascana University	697	708	903	945	1,070	1,102	**	**	999	1,031
Zone 4 - East	**	688	899	909	1,060	1,055	1,228	1,250	1,049	1,044
Zone 5 - West	619	693	846	867	941	969	1,138	1,150	895	922
Zone 6 - Northeast	687	714	846	872	924	987	**	**	895	949
Zone 7 - Northwest	**	**	968	1,009	1,085	1,280	**	1,469	1,044	1,227
Regina City (Zones 1-7)	657	696	875	904	1,018	1,079	1,211	1,271	938	989
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	657	696	875	904	1,018	1,079	1,211	1,271	938	988

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	395	391	2,018	2,066	1,179	1,240	22	25	3,614	3,722
Zone 2 - South: Lakeview/Albert Park	171	163	1,135	1,126	1,051	1,046	31	29	2,388	2,364
Zone 3 - South: Wascana University	22	22	393	361	611	537	8	8	1,034	928
Zone 4 - East	5	7	196	220	547	605	121	123	869	955
Zone 5 - West	49	49	407	405	624	622	20	20	1,100	1,096
Zone 6 - Northeast	30	30	457	426	1,003	1,065	18	18	1,508	1,539
Zone 7 - Northwest	2	2	190	223	347	758	6	36	545	1,019
Regina City (Zones 1-7)	674	664	4,796	4,827	5,362	5,873	226	259	11,058	11,623
Zone 8 - Outlying Areas	1	1	12	12	11	11	0	0	24	24
Regina CMA	675	665	4,808	4,839	5,373	5,884	226	259	11,082	11,647

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.7	4.3	2.8	4.6	2.6	4.2	4.4	8.4	2.7	4.4
Zone 2 - South: Lakeview/Albert Park	2.3	1.9	3.0	4.0	2.0	2.8	0.0	7.1	2.5	3.3
Zone 3 - South: Wascana University	0.0	0.0	1.3	3.4	1.6	1.3	**	**	1.5	2.1
Zone 4 - East	0.0	28.6	7.1	1.4	4.0	3.6	6.6	0.8	5.1	2.9
Zone 5 - West	**	**	3.1	4.9	2.3	3.4	0.0	5.2	2.6	4.2
Zone 6 - Northeast	3.3	3.5	3.1	3.1	1.5	6.5	**	**	2.0	5.5
Zone 7 - Northwest	**	**	4.2	4.5	1.7	9.6	**	8.3	2.6	8.4
Regina City (Zones 1-7)	2.5	3.9	3.0	4.1	2.2	4.7	4.0	3.6	2.6	4.4
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.5	3.9	3.0	4.1	2.2	4.7	4.0	3.6	2.6	4.4

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	3.7	5.4	5.5	3.1	3.9	2.8	5.4	**	4.7	3.3
Zone 2 - South: Lakeview/Albert Park	5.9	4.9	4.9	3.9	4.1	3.2	3.9	**	4.6	3.3
Zone 3 - South: Wascana University	2.8	1.0	3.4	4.6	3.8	3.1	**	**	3.3	3.6
Zone 4 - East	**	**	1.5	1.2	1.6	++	1.2	2.8	1.9	++
Zone 5 - West	3.3	**	6.8	1.2	1.5	3.1	**	**	3.1	3.5
Zone 6 - Northeast	3.9	2.8	6.1	2.4	5.3	4.6	**	**	5.5	4.1
Zone 7 - Northwest	**	**	3.5	2.6	4.0	2.9	**	**	++	**
Regina City (Zones 1-7)	3.9	4.9	5.0	2.9	3.7	3.0	4.1	2.5	4.1	3.4
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	3.9	4.9	5.0	3.0	3.7	3.0	4.1	2.5	4.1	3.4

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Pre 1940	1.1	1.9	1.8	4.6	0.0	5.2	8.3	0.0	1.4	4.0
1940 - 1959	0.0	5.8	4.4	5.3	3.9	5.5	0.0	0.0	3.8	5.4
1960 - 1974	3.0	2.1	1.9	2.7	1.3	2.3	1.6	3.3	1.7	2.5
1975 - 1989	2.6	7.7	1.9	1.4	1.5	2.3	2.9	1.5	1.7	2.0
1990 - 2004	-	-	**	0.0	**	**	-	**	**	0.0
2005+	-	-	0.0	1.2	0.3	7.7	-	3.3	0.2	6.2
Total	2.2	2.7	2.0	2.7	1.5	3.4	2.6	2.0	1.8	3.0

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.2.2 Private Apartment Average Rents (\$) by Year of Construction and Bedroom Type Regina CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Pre 1940	596	648	753	769	893	930	**	1,194	740	776
1940 - 1959	673	698	809	846	921	963	1,353	1,323	853	889
1960 - 1974	685	715	856	884	989	1,024	1,131	1,144	907	939
1975 - 1989	632	726	949	970	1,048	1,072	1,245	1,270	1,014	1,038
1990 - 2004	-	-	**	**	**	**	-	**	**	**
2005+	-	-	1,007	1,062	1,173	1,307	-	1,478	1,116	1,260
Total	657	696	875	904	1,018	1,079	1,211	1,271	938	988

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
3 to 5 Units	**	**	1.6 c	2.4 c	1.9	6.1 b	4.1	**	2.3	5.2 b
6 to 19 Units	3.4 c	4.5 b	2.4	2.8	1.9	3.1	4.0	1.1	2.2	3.0
20 to 49 Units	1.6	2.0	1.9	3.0	0.9	2.7	1.6	1.2	1.4	2.7
50 to 99 Units	1.4	1.6	1.3	2.5	0.7	5.0	**	2.3	1.0	3.8
100+ Units	-	-	1.5	1.3	2.3	2.3	**	**	1.8	1.7
Total	2.2	2.7	2.0	2.7	1.5	3.4	2.6	2.0	1.8	3.0

The following letter codes are used to indicate the reliability of the estimates:

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- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3.2 Private Apartment Average Rents (\$) by Structure Size and Bedroom Type Regina CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
3 to 5 Units	593	650	755	802	909	962	1,229	1,290	883	933
6 to 19 Units	665	713	858	881	993	1,020	1,240	1,242	929	955
20 to 49 Units	658	689	853	884	1,030	1,105	1,110	1,253	912	973
50 to 99 Units	642	701	900	947	1,030	1,166	**	1,311	951	1,067
100+ Units	-	-	1,031	1,043	1,222	1,229	**	**	1,119	1,129
Total	657	696	875	904	1,018	1,079	1,211	1,271	938	988

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Regina CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.7	3.8	3.4	4.2	2.0	3.4	1.1	1.8	2.2	2.6
Zone 2 - South: Lakeview/Albert Park	0.0	6.7	1.9	3.6	0.6	0.9	**	**	**	**
Zone 3 - South: Wascana University	**	**	0.3	0.4	0.9	1.4	-	-	-	-
Zone 4 - East	6.3	5.0	4.4	2.1	0.7	3.4	**	**	-	-
Zone 5 - West	3.8	5.3	2.3	3.0	0.0	2.8	-	-	-	-
Zone 6 - Northeast	-	-	0.6	3.1	2.4	1.9	**	12.7	-	-
Zone 7 - Northwest	-	-	2.5	2.0	2.3	6.5	**	3.1	-	-
Regina City (Zones 1-7)	2.3	5.2	2.2	3.0	1.4	2.8	1.0	3.8	1.8	1.7
Zone 8 - Outlying Areas	-	-	-	-	**	**	-	-	-	-
Regina CMA	2.3	5.2	2.2	3.0	1.4	2.7	1.0	3.8	1.8	1.7

The following letter codes are used to indicate the reliability of the estimates:

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

1.4 Private Apartment Vacancy Rates (%)¹ by Rent Range and Bedroom Type Regina CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
LT \$400	**	**	**	**	**	**	**	**	**	**
\$400 - \$499	2.9	**	**	**	**	**	**	**	2.3	**
\$500 - \$599	1.1	2.0	0.0	**	**	**	**	**	0.6	1.4
\$600 - \$699	1.7	1.9	1.5	0.6	0.0	**	**	**	1.4	1.3
\$700 - \$799	3.1	1.4	1.3	2.6	1.0	0.0	**	**	1.5	2.1
\$800+	**	11.6	2.4	2.9	1.6	3.5	2.8	2.1	2.0	3.3
Total	2.2	2.7	2.0	2.7	1.5	3.4	2.6	2.0	1.8	3.0

¹ Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:

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n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	0.0	5.7	0.3	3.5
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	4.6	**	1.8	2.6	3.0	2.3
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.9	**	1.1	0.4	1.5	3.8	1.8	2.9
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	7.5	7.1	1.1	0.4	1.5	3.0	1.8	2.9

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.2 Private Row (Townhouse) Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	1,340	1,391	1,238	1,288
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	1,023	**	1,231	1,316	1,166	1,313
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	849	**	1,127	1,211	1,285	1,353	1,218	1,310
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	834	865	1,121	1,201	1,285	1,353	1,214	1,305

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

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** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	1	1	12	10	163	158	174	175	350	344
Zone 2 - South: Lakeview/Albert Park	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 3 - South: Wascana University	0	0	0	0	0	0	34	33	34	33
Zone 4 - East	0	0	24	0	65	34	275	274	364	308
Zone 5 - West	0	0	0	0	35	35	40	39	75	74
Zone 6 - Northeast	0	0	0	0	0	0	12	12	12	12
Zone 7 - Northwest	0	0	2	2	4	4	52	51	58	57
Regina City (Zones 1-7)	1	1	38	12	267	231	587	584	893	828
Zone 8 - Outlying Areas	0	0	2	2	6	6	0	0	8	8
Regina CMA	1	1	40	14	273	237	587	584	901	836

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	**	**	**	**	**	**	0.0	9.7	0.3	7.0
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	**	**	**	**
Zone 4 - East	-	-	**	-	4.6	**	2.9	5.5	3.8	4.9
Zone 5 - West	-	-	-	-	**	**	**	**	**	**
Zone 6 - Northeast	-	-	-	-	-	-	**	**	**	**
Zone 7 - Northwest	-	-	**	**	**	**	**	**	**	**
Regina City (Zones 1-7)	**	**	7.9	**	1.1	3.0	2.2	6.7	2.2	5.8
Zone 8 - Outlying Areas	-	-	**	**	**	**	-	-	**	**
Regina CMA	**	**	7.5	14.3	1.3	3.0	2.2	6.7	2.3	5.7

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Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to	Oct-12 to	Oct-13 to
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	++	++	++	++	++	++	4.9	4.6	4.4	4.2
Zone 2 - South: Lakeview/Albert Park	-	-	-	-	-	-	-	-	-	-
Zone 3 - South: Wascana University	-	-	-	-	-	-	++	++	++	++
Zone 4 - East	-	-	++	-	0.3	++	1.5	7.1	1.9	++
Zone 5 - West	-	-	-	-	++	++	++	++	++	++
Zone 6 - Northeast	-	-	-	-	-	-	++	++	++	++
Zone 7 - Northwest	-	-	++	++	++	++	++	++	++	++
Regina City (Zones 1-7)	++	++	7.3	++	2.7	4.1	3.4	5.4	3.4	5.3
Zone 8 - Outlying Areas	-	-	++	++	++	++	-	-	++	++
Regina CMA	++	++	7.4	6.1	2.8	4.0	3.4	5.4	3.4	5.2

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	2.6	2.6	2.3	3.4	1.8	3.0	0.5	5.0	2.1	3.2
Zone 2 - South: Lakeview/Albert Park	2.3	1.9	1.3	2.4	1.1	2.1	0.0	7.1	1.3	2.3
Zone 3 - South: Wascana University	0.0	0.0	0.8	1.2	0.5	0.8	**	**	0.8	0.9
Zone 4 - East	0.0	28.6	5.9	0.9	2.9	2.3	2.5	2.0	3.3	2.1
Zone 5 - West	0.0	4.6	2.6	3.6	1.7	2.6	0.0	5.2	1.9	3.1
Zone 6 - Northeast	3.3	3.5	1.5	2.4	1.1	5.7	3.3	3.3	1.3	4.7
Zone 7 - Northwest	**	**	2.6	1.3	1.1	5.1	**	3.4	1.5	4.2
Regina City (Zones 1-7)	2.3	2.7	2.1	2.7	1.5	3.3	1.8	3.2	1.8	3.0
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.3	2.7	2.1	2.7	1.5	3.3	1.8	3.2	1.8	3.0

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

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- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents (\$) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	639	679	838	863	1,063	1,103	1,329	1,386	921	955
Zone 2 - South: Lakeview/Albert Park	695	730	931	966	1,046	1,080	1,354	1,382	966	1,002
Zone 3 - South: Wascana University	697	708	903	945	1,070	1,102	**	**	1,013	1,047
Zone 4 - East	**	688	889	909	1,056	1,059	1,230	1,296	1,083	1,109
Zone 5 - West	619	693	846	867	952	983	1,250	1,291	916	945
Zone 6 - Northeast	687	714	846	872	924	987	996	1,051	897	951
Zone 7 - Northwest	**	**	969	1,010	1,086	1,280	**	1,422	1,070	1,234
Regina City (Zones 1-7)	657	695	875	904	1,023	1,084	1,265	1,330	959	1,010
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	657	695	875	903	1,023	1,083	1,265	1,330	959	1,010

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	396	392	2,030	2,076	1,342	1,398	196	200	3,964	4,066
Zone 2 - South: Lakeview/Albert Park	171	163	1,135	1,126	1,051	1,046	31	29	2,388	2,364
Zone 3 - South: Wascana University	22	22	393	361	611	537	42	41	1,068	961
Zone 4 - East	5	7	220	220	612	639	396	397	1,233	1,263
Zone 5 - West	49	49	407	405	659	657	60	59	1,175	1,170
Zone 6 - Northeast	30	30	457	426	1,003	1,065	30	30	1,520	1,551
Zone 7 - Northwest	2	2	192	225	351	762	58	87	603	1,076
Regina City (Zones 1-7)	675	665	4,834	4,839	5,629	6,104	813	843	11,951	12,451
Zone 8 - Outlying Areas	1	1	14	14	17	17	0	0	32	32
Regina CMA	676	666	4,848	4,853	5,646	6,121	813	843	11,983	12,483

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix link](#) for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Regina CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	3.0	4.3	2.8	4.6	2.3	4.1	0.5	9.5	2.5	4.7
Zone 2 - South: Lakeview/Albert Park	2.3	1.9	3.0	4.0	2.0	2.8	0.0	7.1	2.5	3.3
Zone 3 - South: Wascana University	0.0	0.0	1.3	3.4	1.6	1.3	**	**	1.7	2.0
Zone 4 - East	0.0	28.6	7.7	1.4	4.1	3.4	4.0	4.0	4.7	3.4
Zone 5 - West	**	**	3.1	4.9	2.2	3.4	0.0	5.2	2.4	4.1
Zone 6 - Northeast	3.3	3.5	3.1	3.1	1.5	6.5	3.3	3.3	2.0	5.5
Zone 7 - Northwest	**	**	4.2	4.9	1.7	9.6	**	8.0	2.5	8.5
Regina City (Zones 1-7)	2.7	3.9	3.1	4.1	2.2	4.6	2.7	5.7	2.6	4.5
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	2.6	3.9	3.0	4.2	2.2	4.6	2.7	5.7	2.6	4.5

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click [Methodology](#) or [Data Reliability Tables Appendix link](#) for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent¹ by Bedroom Type Regina CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
	to	to	to	to	to	to	to	to	to	to
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Zone 1 - Central	3.6 a	5.4 a	5.5 a	3.1 c	3.8 b	2.9 a	5.2 b	3.9	4.7 b	3.4 b
Zone 2 - South: Lakeview/Albert Park	5.9 a	4.9	4.9	3.9 a	4.1 a	3.2	3.9 d	**	4.6 a	3.3 b
Zone 3 - South: Wascana University	2.8 c	1.0	3.4	4.6 b	3.8 a	3.1	**	**	3.3 b	3.6
Zone 4 - East	**	**	2.0 b	1.2 b	1.4	++	1.4 b	4.8	1.9	2.1 c
Zone 5 - West	3.3 c	**	6.8	1.2	1.8	3.3	++	++	3.2	3.5
Zone 6 - Northeast	3.9 b	2.8	6.1 b	2.4	5.3 b	4.6	**	++	5.5	4.2
Zone 7 - Northwest	**	**	3.5	2.6	4.0	2.9	**	**	++	**
Regina City (Zones 1-7)	3.9 b	4.9	5.1	2.9	3.6	3.0	3.8	3.7	4.1	3.5
Zone 8 - Outlying Areas	**	**	**	**	**	**	-	-	**	**
Regina CMA	3.8 b	4.9	5.0	3.0	3.6	3.0	3.8	3.7	4.1	3.5

¹The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Vacancy Rates (%) Regina CMA - October 2014

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	1.4	1.2	1.8	3.0

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS¹ Total Vacancy Rates (%) By Building Size Regina CMA - October 2014

Size	Rental Condominium Apartments		Apartments in the RMS ¹	
	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA				
3 to 24 Units	2.0 c	1.3	2.0 d	2.9
25 to 49 Units	1.4 d	2.4	1.3 d	3.3
50+ Units	1.2 d	0.8	1.3 d	3.2
Total	1.4 d	1.2	1.8 d	3.0

¹ Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments Regina CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA	5,616	6,404	1,280	1,582	22.8	24.7	1.4	1.2

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate Condominium Apartments By Building Size Regina CMA - October 2014

Condo Sub Area	Condominium Universe		Rental Units ¹		Percentage of Units in Rental		Vacancy Rate	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA								
3 to 24 Units	1,140	1,178	236	254	20.7	21.6	2.0	1.3
25 to 49 Units	1,680	1,721	255	239	15.2	13.9	1.4	2.4
50+ Units	2,796	3,505	786	**	28.1	**	1.2	0.8
Total	5,616	6,404	1,280	1,582	22.8	24.7	1.4	1.2

¹Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.1 Other Secondary Rented Unit¹ Average Rents (\$) by Dwelling Type Regina CMA - October 2014

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14	Oct-13	Oct-14
Regina CMA										
Single Detached	**	**	**	**	**	**	1,186 b	1,350 b	**	1,319 b
Semi detached, Row and Duplex	**	**	586 d	**	1,019 c	1,009 c	1,037 b	1,269 b	1,011 b	1,156 b
Other-Primarily Accessory Suites	**	**	**	**	1,028 c	1,013 c	**	**	**	951 b
Total	**	**	**	642 d	899 b	**	1,134 b	1,325 b	1,026 b	1,243 c

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units¹ by Dwelling Type Regina CMA - October 2014

	Estimated Number of Households in Other Secondary Rented Units ¹	
	Oct-13	Oct-14
Regina CMA		
Single Detached	6,603 b	7,007 b
Semi detached, Row and Duplex	3,308 b	2,765 b
Other-Primarily Accessory Suites	684 b	1,205 b
Total	10,595 b	10,977 b

¹Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click [Methodology](#) or [Data Reliability Tables Appendix](#) link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: \$500 in the previous year vs. \$550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey (RMS)** every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while — indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market (SRMS)** in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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